



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES

Wednesday, May 26, 2005

2005-0336 – Jeanne M. Pilling-Wilson [Applicant/Owner]: Application for a Parcel Map to subdivide one lot into two condominium lots with one common lot. The property is located at **914 E. Evelyn Avenue** (near S. Wolfe Rd.) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District. (APN: 213-03-008)

In attendance: Jeanne Wilson, Applicant; Rod Firoozie, Neighbor; Kari Mansour, Neighbor; Stacey Croft, Neighbor; Gerri Caruso, Administrative Hearing Officer; Ryan Kuchenig, Project Planner; Luis Uribe, Support Staff.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Ryan Kuchenig, Project Planner, presented the staff report. The proposed project is for a Parcel Map to allow the conversion of a duplex to condominiums. No physical changes or new improvements are proposed with this application. Mr. Kuchenig noted that any utilities the applicant installs will have to be under ground. Staff recommends approval with the Conditions of Approval.

Ms. Caruso opened the public hearing.

Jeanne Wilson, Applicant, received and reviewed a copy of the staff report. The applicant wanted clarification of Condition 9 B.

Rod Firoozie, Neighbor, although he is okay with an approval decision, he wanted to know if there is going to be any structural changes.

Kari Mansour, Neighbor, had a question whether or not the applicant would be required to have two separate meters.

Stacey Croft, Neighbor, concerned that if approved it will make the units less affordable. Ms. Croft stated that she wants a visual upgrade as far as landscaping is concerned.

Jeanne Wilson noted that a gardener will be fixing up the place starting next week.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application subject to the Findings and Conditions of Approval listed in the staff report.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:34p.m.

Minutes approved by:

Gerri Caruso, Principal Planner